

Executive Summary Report

Appraisal Date 1/1/2000 - 2000 Assessment Roll

Specialty Name: Warehouses

Sales - Improved Summary:

Number of Sales: 46

Range of Sale Dates: 1/3/97 – 01/11/2000

Sales – Ratio Study Summary:

	Total	Sale Price	Ratio	COV
1999 Value	\$6,357,600	\$7,558,900	84.1%	14.68%
2000 Value	\$7,376,200	\$7,558,900	97.6%	7.46%
Change	+\$1,018,600		+13.5%	-7.22%*
%Change	+16.02%		+16.05%	-49.18%*

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -7.22% and -49.18% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis.

Population - Average Improved Parcel Summary Data:

	Land	Imps	Total
1999 Value	\$1,691,700	\$2,929,200	\$4,620,900
2000 Value	\$2,120,100	\$3,251,900	\$5,372,000
Percent Change	+25.32%	+11.02%	+16.25%

1999 Total Assessed Value: \$2,874,176,606

2000 Total Assessed Value: \$3,341,387,160

Number of improved Parcels in the Population: 622

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2000 Assessment Roll.